



To the Honorable Council  
City of Norfolk, Virginia

March 22, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: Amend the conditions of a previously granted conditional rezoning at 2315, 2401, 2419, 2501, 2517 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24<sup>th</sup> Street, 1215, 1217, 1221, and 1225 West 25<sup>th</sup> Street, 1204, 1207 and 1209 West 26<sup>th</sup> Street, and 2330 Bowdens Ferry Road – Vistacor Advisors, LLC

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:

Marcus D. Jones, City Manager

Item Number:

**PH-6**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval** of the requests.
- III. **Request:** Amend the conditions of a previously granted conditional rezoning for a commercial shopping center.
- IV. **Applicant:** Vistacor Advisors, LLC
- V. **Description:**
  - The site is located along the west side of Hampton Boulevard and extends from 27<sup>th</sup> Street to the Norfolk and Southern Railway.
  - The applicant proposes to modify the plan as currently approved with the following changes:

	Current	Proposed
No. of Buildings	9	7
Grocery Store sq. ft.	22,000	23,900
Restaurants sq. ft.	12,000	24,000
Retail sq. ft.	113,758	74,400
Office sq. ft.	0	25,600
Total sq. ft.	147,758	147,900

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Attachments:

- Staff Report to CPC dated February 25, 2016 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: February 25, 2016**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Susan Pollock Hart, CFM

Staff Report	Item No. 3	
Address	2315, 2401, 2419, 2501, 2517 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24 <sup>th</sup> Street, 1215, 1217, 1221, and 1225 West 25 <sup>th</sup> Street, 1204, 1207 and 1209 West 26 <sup>th</sup> Street, and 2330 Bowdens Ferry Road	
Applicant	Vistacor Advisors, LLC	
Request	Amend conditions of previously granted Conditional Change of Zoning	
Property Owners	Nancy B. Hall Revocable Trust, Moses Industries II, LLC, K&C Shelf Corporation Seventy, HAPRAH, LLC, 2401HB, LLC, Norfolk Redevelopment and Housing Authority, City of Norfolk	
Site Characteristics	Building Area	147,900 sq. ft.
	Future Land Use Map	Commercial
	Zoning	Conditional C-2 (Corridor Commercial) district
	Neighborhood	Lamberts Point
	Character District	Traditional
Surrounding Area	North	C-2: ODU Credit Union; R-8 (Single-Family): Single-Family homes
	East	Conditional C-2: 7-Eleven, Fantom Works Antique Car Repair/Storage, I-3 (General Industrial): Sanitary Linen Service
	South	Norfolk and Southern Railway
	West	I-1: Warehouse, R-8: Single-Family homes





## A. Summary of Request

This request would amend the conditions pertaining to a site plan of a conditional rezoning to reduce the number of buildings, slightly increase the total square footage, and to keep and rehabilitate an existing industrial building on the site.

## B. Plan Consistency

### *Plan Amendment*

- The proposed rezoning is consistent with *plaNorfolk2030*, which designates this site as commercial.
- The *Central Hampton Boulevard Area Plan* includes recommendations as to the form of new development on this site, including:
  - Defining the street edge along public streets by aligning building facades to the setback line.
  - Locating active uses with 60% transparent glazing on the ground floors of commercial buildings and 40% transparent glazing for residential uses.
  - Providing ground-level entrances at least every 100 feet along the sidewalk.
  - Providing facades facing public streets of at least two stories or at least 20 feet in height.
- The *Central Hampton* plan also includes additional recommendations regarding this site, including:
  - Providing a signalized intersection at W. 26<sup>th</sup> Street to facilitate access to the site while closing or restricting access to W. 24<sup>th</sup> Street and W. 25<sup>th</sup> Street to reduce traffic conflicts.
  - Locating and improving the condition of the Elizabeth River Trail between Hampton Boulevard and the Lamberts Point neighborhood to the west.
- In order to be fully consistent with *plaNorfolk2030* the recommendations of the *Central Hampton* plan must be incorporated into the proposed development.

## C. Zoning Analysis

### i. General

- The site is located along the west side of Hampton Boulevard and extends from 27<sup>th</sup> Street to the Norfolk and Southern Railway.
- The applicant proposes to modify the plan as currently approved with the following changes:

	Current sq. ft.	Proposed sq. ft.
No. of Buildings	9	7
Grocery Store	22,000	23,900
Restaurants	12,000	24,000
Retail	113,758	74,400
Office	0	25,600
Total sq. ft.	147,758	147,900

- Access to the site is unchanged and will be provided by a curb cut on 27<sup>th</sup> Street and from 24<sup>th</sup>, 25<sup>th</sup> and 26<sup>th</sup> Streets:
  - 25<sup>th</sup> Street and 26<sup>th</sup> Street will remain as they are currently configured and will extend through the site.
  - 24<sup>th</sup> Street will remain as it is currently configured and dead end within the site.
    - This entry will be a right-in/right-out only access.
- Another change to the site plan, as approved, is the location and size of the buildings on the site.
  - The applicant proposes to rehabilitate the existing industrial building to the rear of the site for commercial uses.
  - This would eliminate the 47,000 square foot building originally proposed to be constructed to the rear of the site.

ii. Parking

- The proposed grocery store and retail require one parking space per 300 square feet of building area.
- The proposed restaurants require one parking space per 175 square feet of building area.
- The proposed offices required one parking space per 250 square feet of building area.
- In total, 552 spaces are required and 661 spaces are provided.
- In total, 80 bicycle parking spaces will be required with nine of them being long term.

iii. Flood Zone

- The properties are in the X and X shaded (Low to Moderate) Flood Zones, which are low risk flood zones.
- Any buildings located in the X shaded flood zone will be required to meet the flood zoning requirements set forth in the *Zoning Ordinance*.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that the proposed plan of development will generate 8,938 total vehicle trips per day, an increase of 279 daily trips from the previously approved site plan due to the proposed revisions to the sizes and mix of uses in the project.
- Hampton Boulevard just south of this location is identified as a severely congested corridor in the PM peak in the most recent update to regional Hampton Roads Congestion Management analysis – other portions of Hampton Boulevard adjacent to the site are shown as moderately congested during the morning and afternoon peaks in the regional document.
- The proposed development would include construction of a new signalized intersection at 26<sup>th</sup> Street and Hampton Boulevard as the primary access point for the project.



- The site is near frequent transit service with Hampton Roads Transit bus route 2 (Hampton Boulevard) operating directly adjacent to the site.
- Portions of Bowdens Ferry Road, 26<sup>th</sup> Street, 27<sup>th</sup> Street and Hampton Boulevard near the site are identified priority corridors in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

#### **E. Historic Impact**

- There are 3 buildings currently on the site that are located in the Norfolk and Western State/National Historic District.
  - 1215 and 1217 W. 25<sup>th</sup> Street and 1221 and 1224 will be demolished to accommodate the proposed development.
  - Under the current proposal, the applicant is proposing the adaptive reuse of the structure located at 2330 Bowden's Ferry Road for office and restaurant uses.

#### **F. Public School Impacts**

The site is located in the Taylor Elementary School, Blair Middle School and Maury High School Districts.

#### **G. Impact on the Environment**

- The new shopping center will be reviewed and approved through the Site Plan Review process, which will ensure compliance with all standards set forth in the *Zoning Ordinance* including landscape buffer areas and stormwater impacts.
  - The Elizabeth River Trail will extend through the site and along the southern boundary of the site and will be reviewed by the Department of Public Works to ensure compliance with industry standards for multi-use trails.

#### **H. Impact on Surrounding Area/Site**

- During the City Council's public hearing for the original rezoning, the applicant agreed to modify the name of the shopping center to include 'Lamberts Point'.
  - The applicant is proposing to name the center Rail Yard at Lamberts Point.
- The development of the shopping center is in accordance with the attached/proffered site plan and in compliance with the development standards set forth in *plaNorfolk2030* and should not have a negative impact on the surrounding area.

#### **I. Payment of Taxes**

The owners of the properties are current on all real estate taxes.

#### **J. Civic League**

Notice was sent to the Lamberts Point Civic League on January 13.

#### **K. Communication Outreach/Notification**

- Legal notice was posted on the property on January 19.
- Letters were mailed to all property owners within 300 feet of the property on February 11.

- Legal notification was placed in *The Virginian-Pilot* on February 11 and February 18.

**L. Recommendation**

Staff recommends that the text amendment and rezoning requests be **approved** subject to the conditions listed below:

**Proffered Conditions**

1. All of the exterior elevations shall be developed generally in conformance with the attached elevations entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated January 29, 2016 attached hereto and marked as "Exhibit A."
2. The site shall be developed generally in conformance with the attached conceptual site plan entitled West Norfolk Marketplace, LLC prepared by *Guernsey Tingle Architects.*, dated January 29, 2016, and attached hereto and marked as "Exhibit B," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.

**Attachments**

Location map  
Future Land Use map  
Zoning map  
Application  
Site Plan  
Elevations  
Notice to the Lamberts Point Civic League

## **Proponents and Opponents**

### **Proponents**

Thomas Tingle  
4350 New Town Avenue  
Williamsburg, VA 23188

Thomas Harris  
1231 W. 27<sup>th</sup> Street  
Norfolk, VA 23508

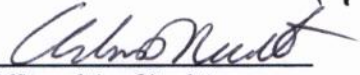
Jim Carr  
110 Mid-Atlantic Place  
Yorktown, VA 23693

### **Opponents**

None



Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2315, 2401, 2419, 2501, 2517, 2601, 2605 AND 2613 HAMPTON BOULEVARD, 1250 WEST 24<sup>TH</sup> STREET, 1215, 1217, 1221 AND 1225 WEST 25<sup>TH</sup> STREET, 1204, 1207 AND 1209 WEST 26<sup>TH</sup> STREET, AND 2330 BOWDENS FERRY IN ORDER TO CHANGE CONDITIONS ON PROPERTY ZONED CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 2315, 2401, 2419, 2501, 2517, 2601, 2605 and 2613 Hampton Boulevard, 1250 West 24<sup>th</sup> Street, 1215, 1217, 1221 and 1225 West 25<sup>th</sup> Street, 1204, 1207 and 1209 West 26<sup>th</sup> Street, and 2330 Bowdens Ferry Road are hereby rezoned from conditional C-2 (Corridor Commercial) to conditional C-2 (Corridor Commercial) in order to change the conditions. The properties which are the subject of this rezoning are more fully described as follows:

Properties fronting 181 feet, more or less, along the western line of Hampton Boulevard south of West 24<sup>th</sup> Street, 239 feet, more or less, along the southern line of West 24<sup>th</sup> Street, 227 feet, more or less, along the western line of Hampton Boulevard north of West 24<sup>th</sup> Street, 191 feet, more or less, along the northern line of West 24<sup>th</sup> Street, 1,027 feet, more or less, along the southern line of West 25<sup>th</sup> Street, 510 feet, more or less, along the eastern line of Bowdens Ferry Road, and bounded on the south by the Norfolk Southern railroad right-of-way; and properties fronting 317 feet, more or less, along the northern line of West 25<sup>th</sup> Street, 225 feet, more or less, along the western line of Hampton Boulevard, and 230 feet, more or less, along the southern line of West 26<sup>th</sup> Street; and properties fronting 256 feet, more or less, along the northern line of West 26<sup>th</sup> Street, 233 feet, more or less, along the western line of Hampton Boulevard, and 119 feet, more or less, along the southern line of West 27<sup>th</sup> Street;



all of which premises are numbered 2315, 2401, 2419, 2501, 2517, 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24<sup>th</sup> Street, 1215, 1217, 1221 and 1225 West 25<sup>th</sup> Street, 1204, 1207 and 1209 West 26<sup>th</sup> Street, and 2330 Bowdens Ferry Road.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall be developed to reflect the general massing, materials, fenestration, and design elements for the building as shown in the elevations entitled "Railyard at Lambert's Point," prepared by Guernsey Tingle Architects, dated February 12, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.
- (b) The site shall be developed generally in conformance with the attached conceptual site plan entitled "Railyard at Lambert's Point," prepared by Guernsey Tingle Architects, dated February 12, 2016, attached hereto and marked as "Exhibit B," subject to any revisions required by the city to be made during the site plan review and building permit plan review processes.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

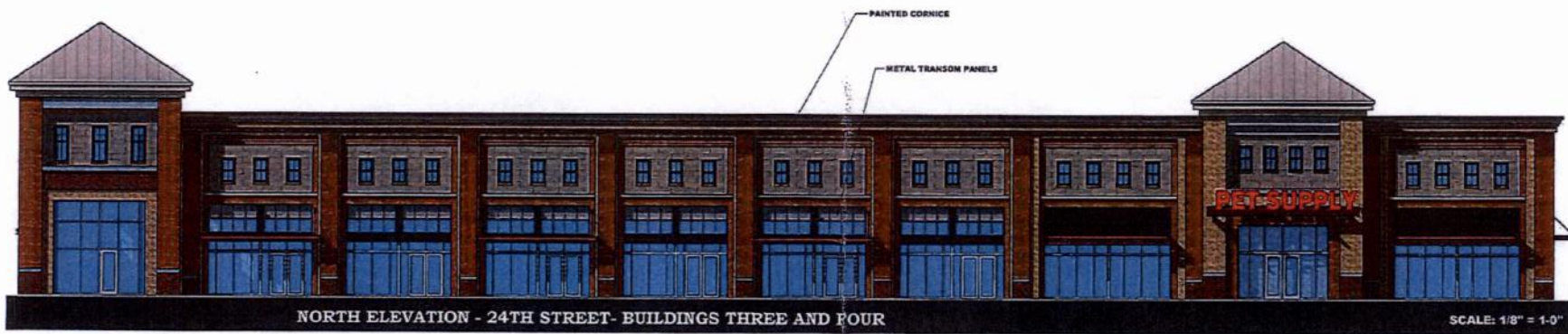
Exhibit A (2 pages)

Exhibit B (1 page)

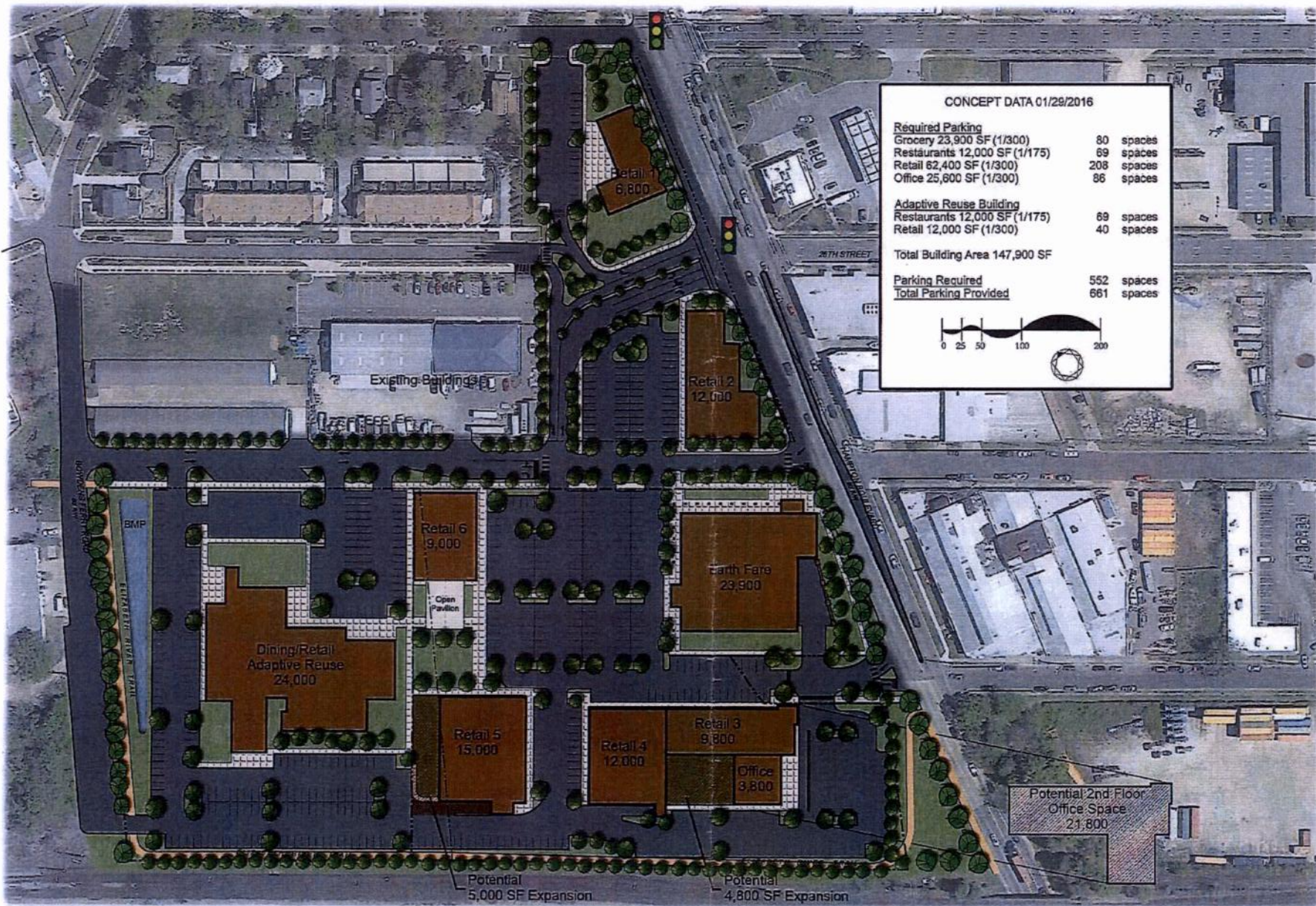
# Exhibit A













**Location Map**



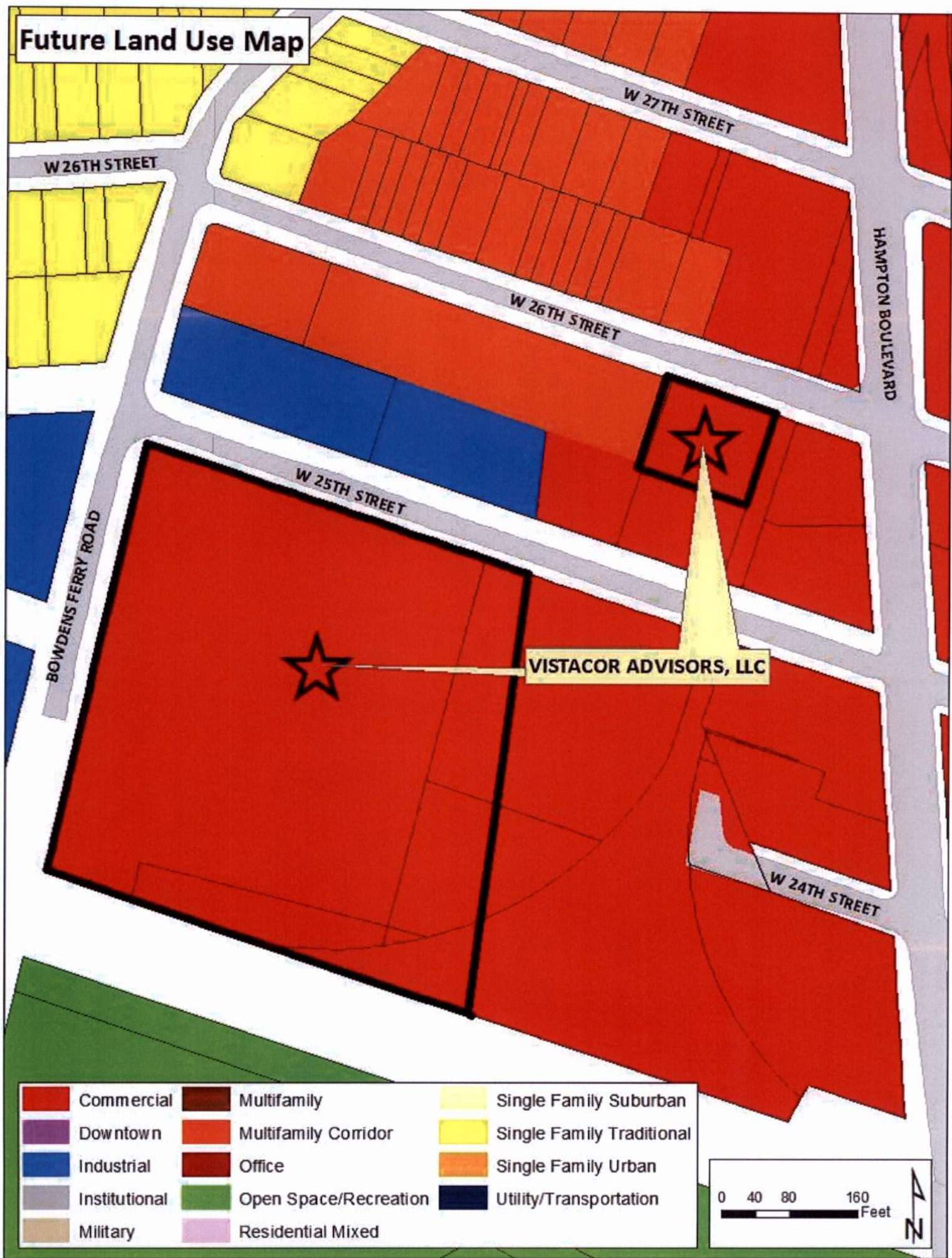
**VISTACOR ADVISORS, LLC**

0 40 80 160 Feet

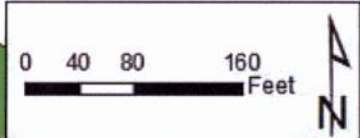




# Future Land Use Map

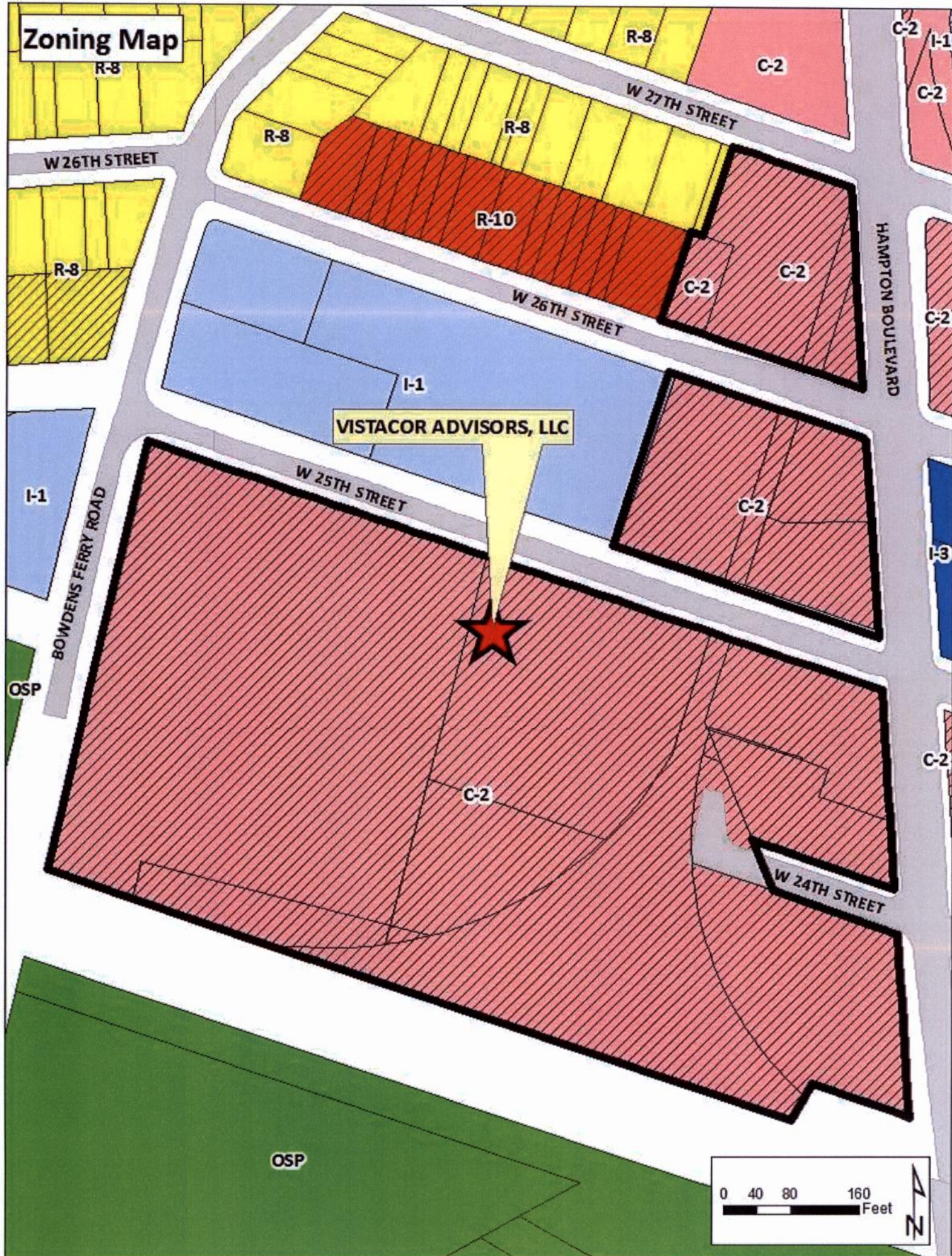


- |   |  |   |
|---|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial     | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Multifamily             | <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> Single Family Suburban |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Downtown    | <span style="display:inline-block; width:15px; height:15px; background-color:orange-red; border:1px solid black;"></span> Multifamily Corridor | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single Family Traditional   |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Industrial    | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Office                  | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Single Family Urban         |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Institutional | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Open Space/Recreation     | <span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Utility/Transportation    |
| <span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> Military       | <span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Residential Mixed          |   |





# Zoning Map









**Application  
Conditional Rezoning  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last)  \*SEE ATTACHED PARCEL LISTING\* (First)  (MI)

Mailing address of property owner (Street/P.O. box):

(City)  (State)  (Zip Code)

Daytime telephone number of owner ()  email:

**CIVIC LEAGUE INFORMATION**

Civic League contact:  Lambert's Point Civic League - Thomas Harris, President

Date(s) contacted:  Will contact prior to public hearings

Ward/Super Ward information:  Ward 2/ Super Ward 7

**PROFERRED CONDITIONS**

- |    |  |
|----|--|
| 1) | All of the exterior elevations shall be developed generally in conformance with the elevations to be prepared, titled and dated by Guernsey Tingle Architects, marked as "Exhibit A", and attached prior to the hearing.   |
| 2) | The site shall be developed generally in conformance with the attached conceptual site plan entitled <del>Vistacor Advisors, LLC, prepared by Guernsey Tingle Architects, dated January 8, 2016, and attached</del> hereto as "Exhibit B", subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process as described in condition (a) above. |
| 3) |  |
| 4) |  |
| 5) |  |
| 6) |  |

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Applicant) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Property Owner or Authorized Agent of Signature) (Date)



## Street Closure Application

Page 2

(Zoning) C-2


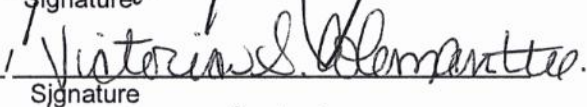
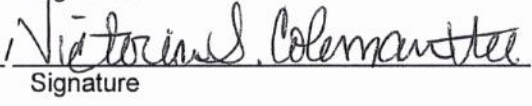
(Land Area in acres or square feet) See attached plan

Please describe the reason for requesting the closure:

Closure of this portion of W. 24th Street is requested to allow redevelopment of this area in accordance with

a conditional rezoning application and proposed conceptual plan submitted on even date herewith.

List each **adjacent property owner** (print owner name and address) with signature of consent for the closure request. Use additional paper if needed:

Property Owner:	2401HB LLC By: Peter M. Meredith Jr., Manager Print Name Address: 2401 Hampton Boulevard The Nancy B. Hall Revocable Trust By: Victoria S. Coleman Print Name Address: 2315 Hampton Boulevard The Nancy B. Hall Revocable Trust By: Victoria S. Coleman Print Name Address: 1217 W. 25th Street	 Signature  Signature  Signature
Property Owner:	City of Norfolk, By: Print Name Address: 1250 W. 24th Street	/ Signature
Property Owner:	 Print Name Address:	/ Signature
Property Owner:	 Print Name Address:	/ Signature

### CIVIC LEAGUE INFORMATION

Civic League contact: Lamberts Point Civic League - Mr. Thomas Harris, President

Date(s) contacted: Will contact prior to public hearings

Ward/Super Ward information: Ward 2 / Super Ward 7

### REQUIRED ATTACHMENTS

- ✓ Check for \$105.00 made payable to: Treasurer, City of Norfolk.
- ✓ Two 8½ x14 inch copies of house plat or survey showing portion of right of way requested to be closed.
- ✓ Title Search of right-of-way to be closed.
- ✓ Appraisal of right-of-way to be closed, *conducted by MAI appraiser, if necessary.*

### DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**Westside Place- Parcel Listing**

Address	Current Owner	Acres	GPIN	Existing Use	Zoning	plaNorfolk2030 Designation	Exist. s.f. Building	Proposed Use	Proposed Building s.f.
2315 Hampton Boulevard	The Nancy B. Hall Revocable Trust	1.0438	1428557373	Industrial	I-3	Commercial	27,768	Commercial/ Mixed Use	See Concept Plan
1217 W. 25th Street	The Nancy B. Hall Revocable Trust	2.0157	1428553379	Industrial	I-3	Commercial/ Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
1225 W. 25th Street	The Nancy B. Hall Revocable Trust	0.58	1428553428	Industrial	I-3	Industrial	8,400	Commercial/ Mixed Use	See Concept Plan
1221 W. 25th Street	The Nancy B. Hall Revocable Trust	1.5916	1428555743	Industrial	I-3	Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
1215 W. 25th Street	The Nancy B. Hall Revocable Trust	0.001	1428555684	Industrial	I-3	Industrial	N/A	Commercial/ Mixed Use	See Concept Plan
2330 Bowdens Ferry Road	Moses Industries II, LLC	4.428	1428458694	Industrial	I-3	Industrial	22,921	Commercial/ Mixed Use	See Concept Plan
1209 W. 26th Street	K&C Shelf Corporation Seventy	0.654	1428555966	Industrial	I-1	Multifamily/ Commercial	3,202	Commercial/ Mixed Use	See Concept Plan
2501 Hampton Boulevard	HAPRAH, L.L.C.	0.3349	1428556895	Industrial	I-1	Commercial	4,147	Commercial/ Mixed Use	See Concept Plan
2419 Hampton Boulevard	HAPRAH, L.L.C.	0.5675	1428557665	Industrial	I-3	Commercial	14,415	Commercial/ Mixed Use	See Concept Plan
2401 Hampton Boulevard	2401HB LLC	0.4248	1428556586	Industrial	I-3	Commercial	18,376	Commercial/ Mixed Use	See Concept Plan



# GENERAL NOTES

1. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, X (SHADED) AREAS OF 0.1% ANNUAL CHANCE FLOOD, AND ARE 0.1% ANNUAL CHANCE FLOOD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NO. 21024 (0601). MAP REVISED SEPTEMBER 2, 2005, AND FLOOD INSURANCE MAP REVISED DECEMBER 16, 2014. FLOOD ZONE DETERMINATION IS BASED ON FEMA AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS OBTAINED FROM FEMA 1:10,000. FLOOD ZONE INFORMATION IS NOT A PART OF DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
2. THE MEAN HORIZONTAL SOURCE OF THIS SURVEY IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, NAD 83.
3. THIS SURVEY DOES NOT GUARANTEE THE DISTANCE, SIZE OR HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE ESTABLISHED USING ABOVE GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND AVAILABLE UTILITY MAPS OBTAINED FROM UTILITY COMPANIES AND LOCAL GOVERNMENTAL AGENCIES. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT AND MAY NOT SHOW ANY ENCUMBRANCES ON THE PROPERTIES SHOWN HEREON.
5. OWNERSHIP OF THIS AREA IS UNDETERMINED. REFRAIN TO INTER NO BOUNDARY THIS PARCEL, WAS EXCEPTED FROM THE CONVEYANCE OF THE SURROUNDING PARCEL AREA 4,293 SQ. FT. 1.98 AC.
6. THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF SHOWING BOUNDARY LINES AND POSSIBLE ENCUMBRANCES ONLY. NOT ALL PHYSICAL FEATURES WERE LOCATED AS PART OF THIS SURVEY.
7. TOTAL AREA ENCOMPASSED WITHIN THIS BOUNDARY SURVEY: 655,495 SQ. FT. 15.04 AC.

## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	13.00'	15.76'	16.67'	90°29'58"	N63°27'19"E	14.10'
C2	19.00'	11.87'	6.71'	67°47'32"	S37°34'29"E	11.14'
C3	387.80'	405.64'	222.37'	98°24'37"	S48°17'23"W	358.20'
C4	305.43'	224.33'	117.48'	42°34'38"	N07°23'32"E	219.32'
C5	450.60'	41.32'	23.52'	04°38'33"	N01°13'24"E	47.01'
C6	454.14'	153.32'	80.15'	13°57'32"	N00°14'48"E	159.10'
C7	1443.30'	119.88'	55.88'	04°42'50"	S68°29'45"E	119.61'
C8	398.38'	86.08'	48.28'	17°48'56"	S47°12'48"E	85.83'
C9	1423.30'	115.26'	57.85'	04°38'52"	S68°26'25"E	115.20'
C10	379.38'	89.27'	44.82'	13°38'56"	S47°21'52"E	85.02'

## LINE TABLE

LINE	BEARING	LENGTH
L1	S71°23'34"E	15.00'
L2	N71°23'34"W	37.50'
L3	N72°06'15"W	22.30'
L4	N18°30'48"E	32.40'
L5	N71°30'16"W	23.02'

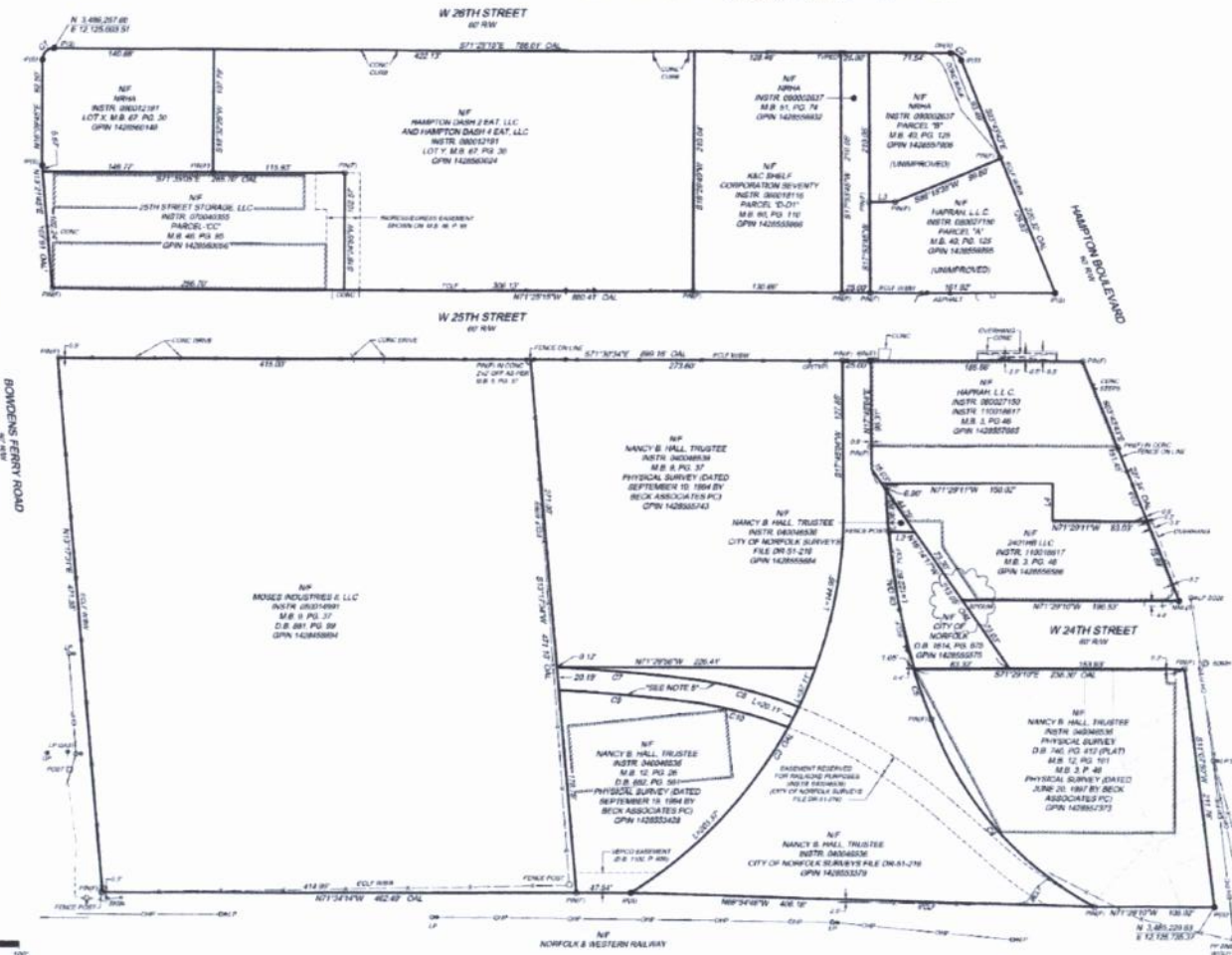
## LEGEND & ABBREVIATIONS

BN	BARRIED BARR
CLF	CHAIN LINK FENCE
CONC	CONCRETE
HW	IRON OR IRONWORK
LP	LIGHT POLE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
TRP	TYPICAL
W	WATER
OWP	OVERHEAD POWER & CABLE
OWT	OVERHEAD TELEPHONE
B	BUILDING

SCALE: 1"=50'

## PROPERTY INFORMATION

APN	ACCOUNT	CURRENT OWNER	SOURCE DEED	AREA
142855143	1410340	NANCY S. HALL, TRUSTEE	INSTR. 04034038	66,761 SQ. FT. 1.632 AC
142855143	1410340	NANCY S. HALL, TRUSTEE	INSTR. 12000002	26,712 SQ. FT. 0.613 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	15,172 SQ. FT. 1.121 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	47,227 SQ. FT. 1.082 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	43,563 SQ. FT. 1.016 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 12000002	4,208 SQ. FT. 0.097 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 12000002	24,542 SQ. FT. 0.563 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	1,160 SQ. FT. 0.026 AC
142855143	1420000	CITY OF NORFOLK	INSTR. 07000038	3,787 SQ. FT. 0.086 AC
142855143	1420000	CITY OF NORFOLK	INSTR. 07000038	6,827 SQ. FT. 0.157 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	17,712 SQ. FT. 0.406 AC
142855143	1420000	NANCY S. HALL, TRUSTEE	INSTR. 06040038	26,694 SQ. FT. 0.613 AC
142855143	1420000	HAMPTON DASH 2 EAT, LLC	INSTR. 06012151	76,754 SQ. FT. 1.763 AC
142855143	1420000	HAMPTON DASH 2 EAT, LLC	INSTR. 06012151	164,754 SQ. FT. 3.772 AC
142855143	1420000	HAMPTON DASH 2 EAT, LLC	INSTR. 11010671	15,589 SQ. FT. 0.357 AC
142855143	1420000	HAMPTON DASH 2 EAT, LLC	INSTR. 06012151	15,653 SQ. FT. 0.357 AC
142855143	1420000	HAMPTON DASH 2 EAT, LLC	INSTR. 06012151	24,708 SQ. FT. 0.567 AC



BOUNDARY SURVEY  
OF  
WESTSIDE PLACE  
NORFOLK, VIRGINIA  
FOR  
VISTACOR ADVISORS, LLC

Date: JAN 16, 2015 Scale: 1"=50'  
Sheet: 1 of 1 F.S. 10157  
Drawn by: KNT/SLR Checked by: ESP  
Revised:

TIMMONS GROUP

THIS DRAWING PREPARED AT THE  
TIMMONS GROUP OFFICE  
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FALLS CHURCH, VA 22044  
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## Pollock, Susan

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**From:** Straley, Matthew  
**Sent:** Wednesday, January 13, 2016 12:07 PM  
**To:** 'lambertsptcivicleague@hotmail.com'; 'reggie.king@gmail.com'; 'president@westghent.net'  
**Cc:** Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Pollock, Susan  
**Subject:** new Planning Commission application - Hampton Blvd, W 25th St , W 26th St, Bowdens Ferry Rd  
**Attachments:** Vistacor.pdf

Mr. Harris, Mr. King, Mr. Lowe

Attached please find the application for a change of zoning to modify the conditions on property zoned conditional C-2 (Corridor Commercial) district at 2315, 2401, 2419, 2501, 2517 2601, 2605, and 2613 Hampton Boulevard, 1250 West 24<sup>th</sup> Street, 1215, 1217, 1221, and 1225 West 25<sup>th</sup> Street, 1204, 1207 and 1209 West 26<sup>th</sup> Street, and 2330 Bowdens Ferry Road.

The purpose of this request is to allow for a modification to the site layout.

The item is tentatively scheduled for the February 25, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Susan Pollock Hart* at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Thank you.

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